



CHALLAN
MTR Form Number-6



GRN	MH018053305202223E	BARCODE			Date	31/03/2023-13:54:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)	AAJFD3212G			
Location	MUMBAI			Full Name	DP BUILDHOMES LLP			
Year	2022-2023 One Time			Flat/Block No.	TRIVENI C WING - FLAT NO - 301			
Account Head Details	Amount In Rs.		Premises/Building					
0030045501 Stamp Duty	574300.00		Road/Street	DATTA MANDIR ROAD				
0030063301 Registration Fee	30000.00		Area/Locality	BHANDUP (WEST)				
			Town/City/District					
			PIN	4 0 0 0 7 8				
			Remarks (If Any)	PAN2=ANVPS2141J~SecondPartyName=MR SUNIL KUMAR SUMAN-				
			Amount In	Six Lakh Four Thousand Three Hundred Rupees Only				
Total	6,04,300.00		Words	२०२३				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572023033164102	CKW5438654		
Cheque/DD No.			Bank Date	RBI Date	31/03/2023-13:56:01	Not Verified with RBI		
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. : 9869755204

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करायत्याच्या दस्तासाठी लागू आहे. नोंदणी न करायत्याच्या दस्तासाठी सदर चालन लागू नाही.



06/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

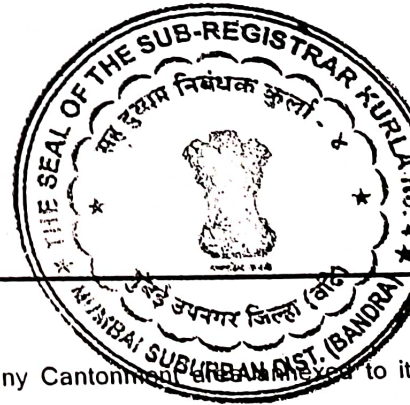
दस्त क्रमांक : 6796/2023

नोंदणी :

Regn:63m

गावाचे नाव : भांडुप

(1) विलेखाचा पक्कर	करारनामा	
(2) मोबदला	9673214	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8180714.025	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं. 301, माळा नं: 3 रा मजला (3रा हॅबिटेबल मजला), इमारतीचे नाव: त्रिवेणी सी विंग, ब्लॉक नं: भांडुप पश्चिम, मुंबई 400078, रोड : डी पी स्टार, दत्त मंदिर रोड, इतर माहिती: एक कारपार्किंग स्पेस सहित, मौजे भांडुप, जुना सी टी एस नं 303/ए /3/बी (पार्ट), 303/ए/3/बी/46 ते 50 (पार्ट) व नवीन सी टी एस नं 303ए /3/बी /ए, सदर सदनिका मिळकतीचे क्षेत्र 49.14 चौ मिटर कारपेट म्हणजेच 529 चौ फूट कारपेट रेषाप्रमाणे. सदनिकेचा मोबदला रु 90,73,214/-, पार्किंग चा मोबदला रु 6,00,000/- एकूण मोबदला रु 96,73,214/- (C.T.S. Number : जुना सी टी एस नं 303/ए /3/बी (पार्ट), 303/ए/3/बी/46 ते 50 (पार्ट) व नवीन सी टी एस नं 303ए /3/बी /ए ;))
(5) क्षेत्रफळ		1) 54.08 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:- डीपी बिल्डहोम्स एल एल पी चे भागिदार राजन एस दुआ व सोमराज दुआ यांच्यावतीने कबुलीजबाबा करीता कु मु म्हणून निलेश एल रायकुंडलिया उर्फ ठक्कर वय:-40; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: भांडुप पश्चिम, मुंबई, रोड नं: दत्त मंदिर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AAJFD3212G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:- सुनिल कुमार सुमन वय:-45; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांजूरमार्ग पश्चिम, रोड नं: तर्कश, 277/7बी, एनसीएच कॉलनी, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ANVPS2141J 2): नाव:- सुनिला सुनिल सुमन वय:-39; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांजूरमार्ग पश्चिम, रोड नं: तर्कश, 277/7बी, एनसीएच कॉलनी, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AJAPY7314C
(9) दस्तऐवज करून टिऱ्याचा दिनांक	06/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6796/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	580400	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

कल ४		
६०२	६३	१९९
२०२३		

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: DP STAR TRIVENI Plot Bearing / CTS / Survey / Final Plot No.: CTS NO303/A/3/B/46-50 at Kurla, Kurla, Mumbai Suburban, 400078* registered with the regulatory authority vide project registration certificate bearing No P51800004550 of

1. **Dp Bulldhoms Lip** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400078*,

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

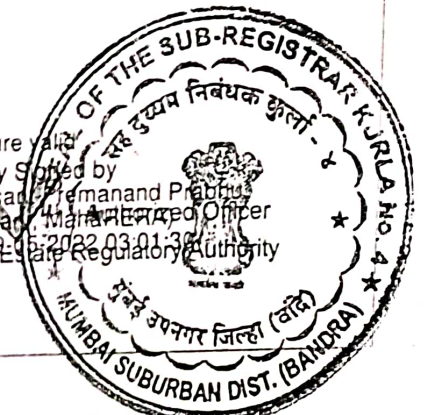
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 18/05/2022

Place: Mumbai

Signature of
Digitally Signed by
Dr. Vasant Premchand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 19-05-2022 03:01:38



2022		
26	4	2022
2022		

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT ("Agreement") made at Mumbai on this 06th day of April, 2022, Maharashtra Registration Number - P51800004550

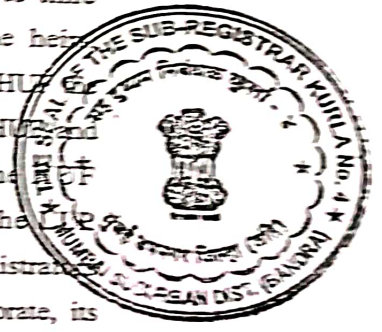
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BETWEEN

DP BUILDHOMES LLP, a LLP incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Datta Mandir Road, Bhandrup (West), Mumbai - 400078, hereinafter referred to as "the Promoter" having its PAN no. AAJFD3212G (which expression shall unless it be repugnant to the context or meaning thereof mean and include all its partners, successors and assigns) of the One Part;

Mr. Sunil Kumar Suman & Mrs. Sunila Sunil Suman adult, Indian Inhabitant, having its PAN No. ANVPS2141J & AJAPY7314C of Indian Inhabitant(s) residing at Tarkash, 277/7B, NCH Colony, Kanjurmarg (West) 400078.

Hereinafter referred to as "the Allottee(s)" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and successors, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and in case of a HUF, the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of the HUF and in the case of a LLP, the partners from time to time constituting the LLP and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner or a company or a society or a body corporate, its successors in title) of the Other Part;



WHEREAS

- a. This Agreement concerns a residential premises in one of the 3 to 4 wings of a Residential cum partly commercial tower building with mechanical parking, being Triveni (Wing C) which is a part of a residential cum partly commercial complex comprising of Ground floor + 22 habitable floors on a portion of land of which reference is hereinafter made in this Agreement.

[Handwritten signature]

H. Suman

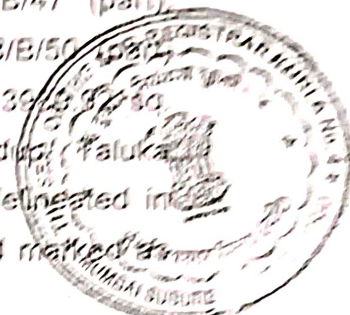
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काल-४		
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२०२०		

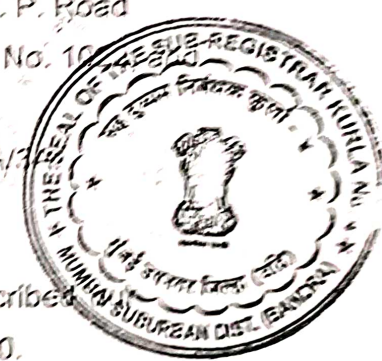
काल ४		
२०२२	०९	१९
२०२३		

THE SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing Old Survey No. 55 and 56 (pt.), New Survey No. 209 (part), Old C.T.S. No. 303 (part) i.e. 303/A/3/B (part), 303/A/3/B/46 (part), 303/A/3/B/47 (part) 303/A/3/B/48 (part), 303/A/3/B/49 (part) and 303/A/3/B/50 (part) measuring 39.73 Sq. Meters situated, lying and being at Village Bhandup, Taluka Mulund and Mumbai Suburban District and shown delineated in red colour hatch line on the plan hereto annexed and marked Annexure "A" and bounded as follows:



- On or towards the North by : By 9.15 M wide Sonapur Lane.
- On or towards the South by : By 12 M wide layout road;
- On or towards the East by : By 18.30 M wide D. P. Road (Partly) and C.T.S. No. 10
- On or towards the West by : By C.T.S. No. 303A/3



IN WITNESS WHEREOF we have set and subscribed hand to this writing on this 26th day of December, 2020.

afar s Dve

Mur

[Signature]